PETITION FOR ZONING VARIANCE 85-55-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situres in Baltimore County and which is described in the description and plat attached hereto and nade a part hereof, hereby petition for a Variance from Section 1802.3.C.1 (301.1) to permit a side setback of 1 foot in lieu of the required 7-1/2 feet for a carport

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) 1. Auto protection from salt water exposure.

Large family - need some shade for outside cookouts.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

St 2-7 Contract Purchaser. Legal Owner(s): ALMA LORDAN. (Type or Print Name) (Type or Print Name) DISTRICT: / Olver Gordon KAY JORDAN (Type or Print Name) Kay P Jardan City and State Item 359 Attorney for Petitioner: 7611 TOPLAR KD 288-1043 (Type or Print Name) DUNDALK, Ma 2/222

lame, address and phone number of legal owner, contract purchaser or representative to be contacted PITTSBURGH CONSTRUCTION 6301 REISTERSTOWN RD 358-3700 (Attention Marvin Jones) ORDERED By The Zoning Commissioner of Baltimore County, this ______ day

July 19 84, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____27th_____ day of __August_____, 1984_, at 10:15 o'clock

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204 HARRY J. PISTEL, P. E. DIRECTOR

July 13, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item #359 (1983-1984) Property Owner: Alma Jordan, et al N/WS Poplar Road 200' S/W from centerline North Point Road Acres: 50 X 125 District: 12th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 359 (1983-1984).

> Silved Benn Con-GILBERT S. BENSON, P.E., Asst. Chief Bureau of Public Services

GSB:EAM:FWR:ss

E-NW Key Sheet 6 SE 23 Pos. Sheet SE 2 F Topo 96 Tax Map

RE: PETITION FOR VARIANCE NW/S Poplar Rd., 2001 SE of the Centerline of North Point Rd. (7611 Poplar Rd.), 12th District

OF BALTIMORE COUNTY

Case No. 85-55-A ALMA JORDAN, et al, Petitioners

ENTRY OF APPEARANCE

::::::

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in 's matter and of the passage of any preliminary or final Order.

> Phyllis Cole Friedman Phyllis Cole Friedman People's Counsel for Baltimore County

Tummer. Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204 494-2188

I HEREBY CERTIFY that on this 8th day of August, 1984, a copy of the foregoing Entry of Appearance was mailed to Alma Jordan and Kay Jordan, 7611 Poplar Rd., Dundalk, MD 21222, Petitioners; and Mr. Marvin Jones, Pittsburgh Construction, 6301 Reisterstown Rd., Baltimore, MD 21215, who requested notification.

eter Max Zummern

BALTIMORE COUNTY ADVISORY COMMITTEE PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 16, 1984

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 2120 ls. Alma Jordan 7611 Poplar Road Baltimore, Maryland 21222

Nicholas B. Commodari Chairman

RE: Item NO. 359 - Case NO. 85-55-A Petitioner - Alma Jordan, et al Variance Petition

Dear Ms. Jordan: Department of

Traffic Engineering State Roads Commission Bureau of Fire Prevention Health Department Project Planning Building Department Board of Education Zoning Administration

Bureau of

Industrial

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours, Michelan G. Commedare the NICHOLAS B. COMMODARI Chairman

Zoning Plans Advisory Committee

Enclosures

NBC:bsc

cc: Pittsburgh Construction 6301 Reisterstown Road Baltimore, Md. 21215

DALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 2120.; NORMAN E. GERBER DIRECTOR

> Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

7/13/84

Re: Zoning Advisory Meeting of 7/3/84 Property Owner: ALMA JORDAN ET. AL.
Location: NINS POPLAR Rg. 2001 SIM WORTH PT. RD.

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are There are no site planning factors requiring comment.

A County Review Group Meeting is required.

A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

)This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.

)A record plat will be required and must be recorded prior to issuance of a building permit.)The access is not satisfactory.)The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.)Parking calculations must be shown on the plan. This property contains soils which are defined as wetlands, and development on these soils is prohibited.

Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Development of this site may constitute a potential conflict with Regulations. the Baltimore County Master Plan.
)The amended Development Plan was approved by the Planning Board)Landscaping should be provided on this site and shown on the plan.

The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.)Additional comments:

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS DIRECTOR

Mr. Arnold Jablon Zoning Commissioner County Office Building

Towson, Maryland 21204

Item No. 345, 356, 357, 358, 359, 360, 361 ZAC-Meeting of July 3, 1984 Property Owner: Location: Existing Zoning:

July 23, 1984

Acres: District:

Proposed Zoning:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 345 356, 357, 358, 359, 360 and 361.

Traffic Engineering Assoc. I

494-4500

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586

PAUL H. REINCKE CHIEF

July 18, 1984

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Alma Jordan, et al

Location: NW/S Poplar Road 200' S/W from c/1 North Point Road Zoning Agenda: Meeting of 7/3/84 Item No.: 359

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property. () 1. Fire hydrants for the referenced property are required and shall be

located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site. () 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

 (χ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 *Life Safety Code*, 1976 Edition prior to occupancy.

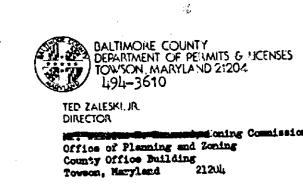
() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: CIT Cost 1 197-18-84 Approved:

Planking Group

Special Inspection Division



Alma Jordan, et al NWS Poplar Road

Variance to permit a side yard setback of l' in lieu of 7-1/2' 50×125

All struct re shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handiospped and Aged;

B) A building/and other miscellameous permits shall be required before beginning construction. C. Residentials Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application. B) An exterior wall erected within 6'0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot lines. A firewall is required if construction is on the lot line, See Table 401, line 2, Section 1407 and Table 1402. Also Ale Section R-207 if company the one of the formula formula for the Polytonia Contraction and the Polytonia Contraction and the Polytonia Contraction Contraction and the Polytonia Contraction Contr

P. Requested variance conflicts with the Beltimore County Building Code, G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction plansification of Table 401.

HOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 Plans Rev.) at 111 West Chesapeake Ave., 21204

FCHM 01-82

PETITION FOR VARIANCE 12th Election District

Petition for Variance ZONING

Northwest side Poplar Road, 200 ft. Southwest of LOCATION: the centerline of North Point Road (7611 Poplar Road)

Monday, August 27, 1984 at 10:15 A.M. DATE & TIME: Room 106, County Office Building, 111 W. Chesapeake PUBLIC HEARING:

Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to permit a side yard setback of 1 ft.

in lieu of the required 7½ ft. for a carport Being the property of Alma Jordan, et al, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner, will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

IN RE: PETITION ZONING VARIANCE NW/S of Poplar Road, 2001 SW of the centerline of ZONING COMMISSIONER North Point Road (7611 Poplar Road) -- 12th Election District * OF BALTIMORE COUNTY Case No. 85-55-A Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

* * * * * * * * * *

The Petitioners herein request a variance to permit a side yard setback of one foot instead of the required feet, as more fully described on Petitioners! Exhibit 1, in order place an awning over their driveway.

The Petitioners appeared and testified. Marvin Jones, a representative of the contractor, also appeared on behalf of the Petitioners. There were no Protestants.

Testimony indicated that the Petitioners' property, zoned DR 5.5, is 50' by 125'. They have an existing driveway from Poplar Road to the rear lateral projection of their home on the eastern side of the house. They wish to place an awning, supported by three columns, over the portion of the driveway extending from the house, an area approximately 13' 4" by 121. There already exists an exit from the house to the driveway and to place a carport anywhere else on the property would be a practical difficulty inasmuch as a new drivway would be necessitated, a new entrance to the home constructed, and a total disruption to the property thereby created. The Petitioners have a large extended family and desire to use the

vered area not only for the parking of autos but for entertainment as well. First addition, other homes in the area have similar carports. The Petitioners discussed their proposal with their neighbors and they do not object.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

There are no comprehensive planning factors requiring comment

Arnold Jablon

TO Zoning Commissioner

Norman E. Gerber, Director

Zoning Petition Nos. 85-53-A, 85-54-A, SUBJECT 85-55-A, 85-58-A, 85-61-A, and 85-62-SpH

FROM Office of Planning and Zoning

on these petitions.

NEG/JGH/sf

Date August 10, 1984

Norman E. Gerber, Director Office of Planning and Zoning

The Petitioners seek relief from Section1802.3.C.1 (301.1), pursuant to Section 307, of the Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty. McLean v. Soley, 270 Md 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson V. Bd of Appeals, Town of Chesapeake Beach, 22 Md App 28 (1974). It is clear from the testimony that if the variance were granted, such

use as proposed would be be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement the Petitioners seek relif from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, general welfare.

Pursuant to the advertisement, posting of the property, and public hearing of this Petition held, and for the reasons given above, the variance requested

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 294 day of August, 1984, that the Patition for Zoning Variance to permit a side yard setback of 1 foot instead of the required 7 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order has or will be reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

cc: Mr. and Mrs. Kay Jordan People's Counsel

BEGINNING at a point on the northwest side of Poplar Road 200 feet southwest of the centerline of North Point Road as recorded in the Land Records of Baltimore County in Plat Book 14, Folio 29, Lot 72, Block 24, Plat of Northshire. Otherwise known as 7611 Poplar Road. In the 12th Election District.

LEGAL DESCRIPTION

DALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON ZONING COMMISSIONER

August 23, 1984

Ms. Alma Jordan, et al 7611 Poplar Road Dundalk, Maryland 21222

Re: Fetition for Variance NW/S Poplar Rd., 200' SW of the e/l of North Point Road (7611 Poplar Road) Alma Jordan, et al - Petitioners Case No. 85-55-A

Dear Me. Jordan!

This is to advise you that \$53.80 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

LDJABLON g Commissioner

01-615.000 For Parting & adv. 15.55-A

6 1240000538018 E302F

July 30, 1584

Ms. Alma Jordan, ec al 7611 Poplar Road Dundalk, Maryland 21222

> NOTICE OF HEARING Re: Petition for Variance BY/S Poplar Rd., 200' SW of the c/l of North Point Rd. (7611 Poplar Road) Alma Jordan, et al - Patitioners Case No. 85-55-A

TIME: 10:15 A.M. DATE: Monday, August 27, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

cc: Pittsburgh Construction c/o Marvin Jones 6301 Reisterstown Road Beltimore, Maryland 21215

> Coning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 130563

ACCOUNT 2-01-615-000 RECEIVED , Marvin Janes FOR: 220ing Variance

7611 Poplar Rd Iten 359

Alore + Hay Jordon 141******350000 8216A

Attorney:

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this day of July 19 4

ARNOLD JABLON, Zoning Commissioner

Petitioner Alma Jordan, et al Petitioner's

Chairman, Zoning Plans Advisory Committee

PETITION FOR VARIANCE 12th Election District ZUNING: Petiton for Variance

LOCATION: Northwest side Poplar Road, 200 ft. Southwest of the cen-terline of North Point Road (7611 Poplar Road)
DATE & TIME: Monday, August 27, 1984 at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesa-peake Avenue, Towson, Maryland The Zoning Commissioner of Balti-more County, by authority of the Zon-ing Act and Regulations of Baltimore County, will hold a public hearing:

Pet lion for Variance to permit a side yard setback of 1 ft. in lieu of the require 1 7% ft. for a carport Being the property of Alma Jordan, et al, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be is-sued within the thirty (30) day appeal period. The Zoning Commissioner, will, however, entertain any request for a stay of the issuance of said permit.

during this period for good cause

ed in writing by the date of the hear-

ARNOLD JABLON ZONING COMMISSIONER
OF BALTIMORE COUNTY

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PETITION FOR VARIANCE 12th Election District

ZONING: Petition for Variance

ZONING: PELLION for variance LOCATION: Northwest side Poplar Road, 200 ft. South-west of the centerline of North Point Road (7811 Pop-

North Point Road
lar Road)
DATE & TIME: Monday, August 27, 1984 at 10:16 A.M.
PUBLIC HEARING: Room
108, County Office Building,
111 W. Chesapeake Avenue,
Towson, Maryland

ance of said permit during this period for good cause shown. Such request must be received in writing by the data of the hearing set above or made at the hearing set above By Order Of ARNOLD JARION,

CERTIFICATE OF PUBLICATION

OFFICE OF Dundalk Eagle

38 N. Dundalk Ave. Dundalk, Md. 21222

19 84

THIS IS TO CERTIFY, that the annexed advertisement of rnold Jablon in the matter of P.O. #57829 - Req. #L 53241 - PETITION FOR VARIANCE. The Dundaik Eagle a weekly newswas inserted in pape published in Baltimore County, Maryland, once a week SUCCESSIVE Weeks before the 19 84; that is to say. 10th day of August the same was inserted in the issues of August 9, 1984

August 9,

Kimbel Publication, Inc. per Publisher.

85-55-A

By K & Oelke

0

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District 18	Date of Posting 5/12/84
Posted for:	on of al
Petitioner: Nu/5 for	lar M., 200' Sur of the
color of property	Sancand My of al lar My 200' Sur of the property CH 7611 Conlar
Location of Signs:	
Remarks:	Comar Date of return: 5/17/84
Posted bySignature Number of Signs:	

CERTIFICATE OF PUBLICATION

TOWSON, MD., _____August_9.____, 19-84_ THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 9, 1984

THE JEFFERSONIAN,

Publisher

Cost of Advertising 2000

THE POPLAR RD. ELECTION DISTRICT, /2 DATE 7/11 PLAT FOR ZONING VARIANCE / SCALE 1"= 50" OWNER - KAY + ALMA JORDAN DISTRICT - 12, ZONED DR. 5.5 SUBDIVISION - NORTHSHIRE LOT *72, BLK. 24, BOCK 74, FOLIO #029 EXISTING UTILITIES IN POPLAR RD. #012-84 J.E.REID #37-1265 6